

FINAL PLAT KATIES ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT JUNE 8, 2018 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A tract in the Southeast Quarter of Section 26, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described to-wit:

Beginning at a point on the East line of the Southeast Quarter of Section 26, which is 80 rods and 88 feet North of the Southeast corner of said Quarter Section (which point is the Southeast corner of the J.C. Crady Tract); thence West 990 feet; thence South parallel with the East line of the said Quarter section to the North right-of-way line of U.S. Highway 54; thence East on the said right-of-way line to the East line of said Quarter section; thence North on the said Section line to the place of beginning, EXCEPT the South 9.66 acres, thereof, AND EXCEPT the North 10 acres thereof.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ARMSTRONG LAND SURVEY, P.A.

DATE: _____

DONALD C. ARMSTRONG, PS #780

COUNTY SURVEYOR CERTIFICATE:

STATE OF KANSAS)
SEDGWICK COUNTY) SS

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF _____, 20__

TRICIA L. ROBELLO, PS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 20__

KELLY B. ARNOLD
COUNTY CLERK

REGISTER OF DEEDS

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ A.M. - P.M., ON THE ____ DAY OF _____, 20__

TONYA BUCKINGHAM
REGISTER OF DEEDS

KENLY ZEHRING
DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
SEDGWICK COUNTY) SS

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, A BLOCK, AND STREETS TO BE KNOWN AS "KATIES ADDITION" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. LOT 4 AND 5, BLOCK A SHALL SHARE A JOINT DRIVEWAY IN THE JOINT ACCESS EASEMENT SHOWN HEREON. RESPONSIBILITY AND COSTS FOR MAINTENANCE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF SAID LOT 4 AND LOT 5. AN ACCESS EASEMENT SHALL PROVIDE ACCESS TO LOTS 1, 2 AND 3. THE ACCESS EASEMENT SHALL BE ESTABLISHED BY SEPARATE INSTRUMENT LIMITING ACCESS TO NO MORE THAN THREE LOTS. RESPONSIBILITY AND COSTS FOR MAINTENANCE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF SAID LOTS 1, 2 AND 3. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. THE DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 AND 3, UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY RESERVE EASEMENT, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE ENGINEER FOR SAID GOVERNING BODY. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES (UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER) AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL. THE MAINTENANCE OF ALL DRAINAGEWAYS AND DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS AND RESERVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SHALL BE ENFORCED BY THE HOMEOWNERS' ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS. THE PROPERTY OWNER SHALL PROVIDE A COPY OF THE INDIVIDUAL LOT GRADING PLAN AND THE INDIVIDUAL LOT GRADING PLAN CERTIFICATE PERTAINING TO SUCH OWNER LOT TO ANY PERSON INSTALLING A LAWN, LANDSCAPING, FENCING, OR OTHER IMPROVEMENTS OR STRUCTURES AND REQUIRE THEM TO MAINTAIN THE GRADE LEVELS SHOWN ON THE INDIVIDUAL LOT GRADING PLAN CERTIFICATE. NO SIGN, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, BERMS, WALLS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE CITY OF WICHITA DEPARTMENT OF ENGINEERING AND THAT THEY DO NOT INHIBIT THE CONVEYANCE OF SURFACE DRAINAGE. NO PRIVATE DRAINAGE SYSTEMS SHALL BE LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS UNLESS A RESIDENTIAL DRAINAGE RELIEF PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT.

JIMMY EDGINGTON, OWNER

KAREN L. EDGINGTON, OWNER

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20__ BY JIMMY EDGINGTON AND KAREN L. EDGINGTON, HUSBAND AND WIFE AS JOINT TENANTS.

SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

WILLIAM M. JOHNSON
CHAIR

ATTEST: _____
SCOTT A. WADLE
SECRETARY

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS:

DATED THIS ____ DAY OF _____, 20__

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BRANDON J. WHIPPLE
MAYOR

ATTEST: _____
KAREN SUBLETT
CITY CLERK

ARMSTRONG LAND SURVEY, P.A.
1601 E. HARRY
WICHITA, KANSAS 67211
ELEV. = 1362.84 (NAVD88) (316) 263-0082

MINIMUM PAD ELEVATION FOR LOWEST OPENING		
LOT	BLOCK	ELEVATION (NAVD88)
2 & 3	A	1365.41

MORTGAGE HOLDERS

WE, LEGACY BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "KATIES ADDITION"

LEGACY BANK

BRENT KOEHN, CONSUMER LENDER

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20__ BY BRENT KOEHN, CONSUMER LENDER.

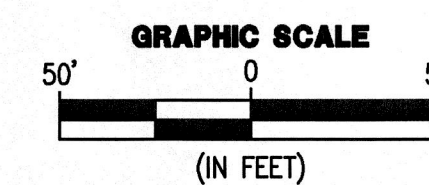
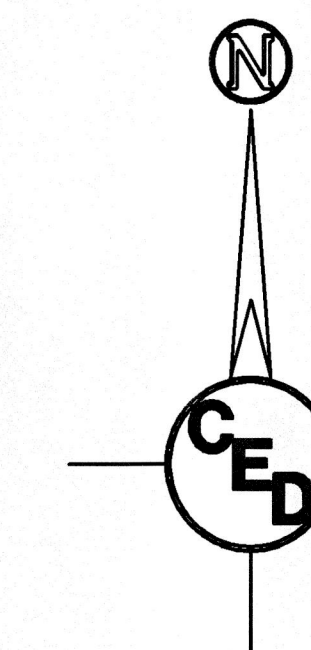
SEAL OR STAMP _____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

LOT 1 BLOCK A
FELLOWSHIP ACRES
ADDITION

WEST KELLOGG DRIVE

WEST HIGHWAY 54



LEGEND

- #5 REBAR IN THIMBLE FOUND
- "LS 780" CAPPED REBAR FOUND
- ALUMINUM CAPPED BAR
- ⊙ "MKEC" CAPPED REBAR FOUND
- ⊙ #4 REBAR IN THIMBLE FOUND
- ½" IRON PIPE FOUND
- M MEASURED DISTANCE
- CM CALCULATED FROM MEASURED PLATTED DISTANCE
- P COMPLETE ACCESS CONTROL
- C.A.C.

CERTIFIED ENGINEERING DESIGN, P.A.

CED 1935 WEST MAPLE STREET SHEET 1
WICHITA, KANSAS 67213
PH: (316) 262-8808 TOTAL 1
FAX: (316) 262-1669

FILE LOCATION: C:\Users\ArceiRosas\OneDrive - CED\Projects\2021\20212897\DWG\Plat.dwg TAB NAME: FP USER: mrlms SAVED: 6/23/2022 10:28 AM PLOTTED: 6/23/2022 10:28 AM